

Minutes of the Planning Commission Meeting of May 1, 2014 6:00 P. M.

MEMBERS PRESENT: Mayor Richard H. Albier, Chairman
Katie Gallagher, Council Representative
Ray Porterfield
Joe Polidori
Jim Oper

ABSENT:

ALSO PRESENT: Edward F. Fitzgerald, Building Commissioner
Barbara Stanton, Secretary

Chairman Albier called the Brooklyn Planning Commission meeting to order. Clerk, call the roll: Mayor Albier, "here", Katie Gallagher, "here", Ray Porterfield, "here", Joe Polidori, "here", Jim Oper, "here".

A motion to approve the minutes from March 6, 2014 was made by Joe Polidori, second by Ray Porterfield. **Vote Resulted:** Yes – Mayor Albier, Ray Porterfield, Joe Polidori, Jim Oper. Abstain: Katie Gallagher.

A motion to approve the minutes from April 3, 2014 was made by Katie Gallagher, second by Jim Oper. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Joe Polidori. Abstain: Ray Porterfield, Jim Oper.

Mayor Albier: Request from Be Next Awnings & Graphics, Inc. to place a new illuminated pole signage and canopy signage located at 4295 Tiedeman Road for business identification of Santmyer Oil Company P.P. #432-08-013. Deferred from the April 3, 2014 Planning Commission meeting. Commissioner Fitzgerald: I would like to request a deferral until next month. They went to the April 17th zoning meeting and the request was denied. Since then they re-applied for an appeal with new information. They will be heard at the May 15th, 2014 zoning meeting. They will be on the docket for the June Planning Commission meeting.

Mayor Albier: Request from Clinton Road Partnership for a site plan approval for a 22,016 square foot addition on the existing building at Arrow International, Inc. located at 9900 Clinton Road P.P. #431-01-003, 431-01-004, 431-01-005, 431-01-006, 431-01-008, 431-10-015. Commissioner Fitzgerald: This is a request for an addition to the front of the building. They are requesting site plan approval. Their site drawing has been sent to the City Engineer. Doug Courtney is in process of reviewing the drawing. George Kyprianou director for Arrow International was present: I would like to thank Ed Fitzgerald and in particular Fran for all the assistance. This is the second phase of the project. The first phase on the north addition went very well. The second addition is the south addition and we mainly using the space for shipping and warehouse add on. There may be additional offices incorporated in the project. We will be replacing the infrastructure as we go. There is a riser and fire protection and domestic lines underneath this space as we are digging it up we would like to replace those lines. Furthermore, we will better assist our cause and will need to hire additional employees to fulfill the demand. Mayor Albier: Is there sufficient parking? Mr. Kyprianou: Parking is something we will need to review. Currently we have enough parking. We owned the building at 7700

Clinton Road which is near Ridge Road. There may be additional parking in that area if it is needed. There may be a shuttling for the employees. There will be eight additional dock doors. After further discussion a motion was made by Katie Gallagher, second by Joe Polidori to approve the request from Clinton Road Partnership for a site plan approval for a 22,016 square foot addition on the existing building at Arrow International, Inc. located at 9900 Clinton Road P.P. #431-01-003, 431-01-004, 431-01-005, 431-01-006, 431-01-008, 431-10-015. **Vote Resulted:** Yes – Mayor Balbier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Balbier: Request from Perspectus Architecture for a similar use for a skilled nursing and assisted living facility located at 4800 Idlewood Drive P.P. #433-14-001. Commissioner Fitzgerald: This would be similar use for the assisted living facility and a lot split and consolidation. This would be combining the two lots along with site plan approval for the entire project. Economic Development Director Fran Migliorino: The team that is here tonight from Perspectus Architecture are representing the owner of this project. There are three agenda items for you to review tonight: The similar use approval request on the vacant Idlewood property on the north end of Northcliff is for the skilled assisted living facility. Several years ago the residents of Brooklyn voted to rezone this property specifically for this. The project was approved for the similar use under zoning GB (general business). However, the project did not materialize. Due to lack of time, it is necessary to review a current approval for this most important project in Brooklyn. I am encouraging you to approve this request: The parcel split and consolidation request, as there are three individual parcels on the property presently: Parcel A: Is where the project will be placed; Parcel B: Was for the infrastructure and roads that were to be publically dedicated historically but will not be publically dedicated with this new project; Parcel C: Is vacant land which is for multiple tenants building. The infrastructure will be privately owned so they need the lot consolidation for the facility and infrastructure. The third item is for the site plan for the new project. I would like to introduce the team from Perspectus Architecture: Jim Wallis is the principal, Dave Potts is the architect, Jim McKnight is the landscape architect, Dave Pietrantone is the civil engineer, and Mike Climaco is the legal counsel for the project. I believe with the team that is here tonight that we will have a good project. It is about a 20 million dollar project and they are actually looking to hire about 103 employees. They are hoping, with planning and encouraging you to approve their permitting process because they plan for a 16 to 18 month construction that would take us into 2015 or early 2016. Katie Gallagher: Did you say three parcels? Director Migliorino: There are three parcels: parcel, A, B, and C.: Historically what happens, is that they wanted the infrastructure to be publically dedicated and they were using another avenue with the port authority and the infrastructure was to be publically owned, sewers, road etc. This is all privately funded today. So now this will be under two permanent parcels if approved. Jim Wallis, principal of the project was present: Jim Rusnov had eye surgery yesterday so he will not be in attendance this evening. There was a slide show presented to the commission. The official project name is Lumen Park Brooklyn Branch. The proposal is for a 103,000 square foot building. This is a senior living facility. Within the building are several wings; there is a three story wings which is an assisted living building and that will contain 83 senior apartments within that building. Those residents will have a dining room, activity area. Attached to that building is a one story skilled nursing unit. It is currently planned and will have thirty skilled nursing beds which an application for a certificate of need is in process. There are future plans to have an additional 50 beds. There was further discussion. There is a one story chapel and service court which are between the two buildings that will connect everything together. The total site is about sixteen acres. There was discussion regarding the building and zoning requirements needed. There

are special additions added to the back of the area near Elizabeth Lane. A 120 foot setback at the rear of the site is required for the building. This setback is three times the footage that is required. There was further discussion regarding the placement of the building. There is a 73 space parking requirement. We are proposing 98 spaces at this time. This will be able to handle future expansions. Jim Wallis presented a slideshow of the overall scope of the project. Mr. Wallis: The outside of the building has a contemporary appearance that will blend well with the residential area. There was further discussion of the outside appearance of the structure. Images of the structure were presented to the commission. A 3-D model of the overview of the project was also presented. Jim McKnight: The landscape concepts drawings were presented to the commission. This is a good strong visual from Idlewood Drive. The first images from Northcliff will be beautiful landscaping. There will be a landscape berm along the Elizabeth Lane area. We will maintain as many existing trees as possible along the back of the property and improving the drainage in that area. There will be additional evergreen trees planted as well. There will be a landscape buffer along the back of the property near Elizabeth Lane and plans are to raise that elevation to about four or five feet. There were further descriptions of the proposed landscaping. Stormwater management was also discussed. Detention and bio-filtration, drainage will be in the back property and will be maintained. A bio-filtration cell drawing was presented to the commission. There will also be an upright entry signs. Mr. Wallis: The schedule is to submit two packages that we will be submitting for permit which are site and foundation and the building permit packages. We are looking for a start up in July which would mean a grand opening in the summer of 2015. Jim Oper: Will you be building up the buffer near Elizabeth Lane? Mr. Wallis: We will be building up about four feet. The current elevation of the site was shown on the rendering. We take soil and build the retention, bio-filtration area and will plant trees. We will try and maintain the grade as much as we can. There was further discussion. Mayor Albier: If you obtain all your permits will this project be in phases? Mr. Wallis: There may be some phase construction but it will be all one project. There may be some component construction. We will start in one corner and work through the site. Jim Oper: The current creek, is this part of the wet lands? Mr. Wallis: The plan is to improve the drainage. David Pietrantone, civil engineer was present: We will try and clean this area out and have the flow of water the best we can. This is protected and we want to maintain as best as possible. Jim Oper: All the homes along that area on Elizabeth Lane flooded within a three week period in 2008. When this was presented previously for approval the army core of engineers were considering that a navigable water way. Mr. Pietrantone: The intent is to clean this area so there will be a flow. There was further discussion of the storm water concerns. Katie Gallagher: When would you expect to add on the additional beds previously mentioned? Mr. Wallis: I cannot answer that at this time because that would require them to purchase the 50 beds from another provider who owns the license or apply for a new CON, which could be a difficult process. I know they are looking for providers to sell them beds but it is usually not an easy thing to do, and usually whoever has the beds does not like to give them up. It may never happen if they cannot find the 50 beds. They will operator the facility as a 30 bed unit. Katie Gallagher: Should you add on this building, would it be a mirror image of the other side? Mr. Wallis: It is very similar. The units maybe private or semi private rooms, it will be the same type of residents. What is important to note is that there are two different occupancies: assisted living of the Ohio Building Code is an I-1 use and skilled nursing is an I-2 use. It cannot be more than a one story building under the use. Katie Gallagher: Will there be green space in that area? Mr. Wallis: It will be green space and maybe a walking path to the north that connects. It would be more of landscaping. There was discussion regarding the type of roof that will be constructed. Jim Oper: This project has been heard several times before and

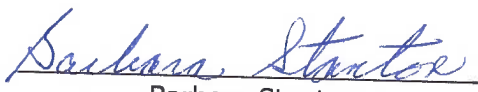
the funding did not transpire. I would like reassurance of the financial security of this project. Attorney Mike Climaco was present: We have had the opportunity to meet the lender on several occasions and all the documents are prepared and are ready to go. Director Migliorino: I do have a commitment letter dated March 6, 2014. It is a loan commitment letter from Vanderbilt Commercial Lending out of California. I wanted to be sure that the financing was secure prior to bringing it to the Commission. I have met with them. They have been in business for quite a number of years and they have lent to these types of projects. They have about eight projects east of the Mississippi. It appears that the financing is in order. This is public record if you would like a copy of it. Mayor Albier: Are there any questions from the audience? No one came forward from the audience. After further discussion a motion was made by Katie Gallagher, second by Ray Porterfield to approve the request of Perspectus Architecture for a similar use for a skilled nursing and assisted living facility located at 4800 Idlewood Drive. P.P. #433-14-001 **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.


A motion was made by Katie Gallagher, second by Ray Porterfield to approve the request from Perspectus Architecture for a lot split and lot consolidation for a skilled nursing and assisted living facility located at 4800 Idlewood Drive P.P. #433-14-001 and 433-14-073. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

A motion was made by Katie Gallagher, second by Ray Porterfield to approve the request from Perspectus Architecture for a site and plan approval for a new 104,000 square foot skilled nursing and assisted living facility located at 4800 Idlewood Drive P.P. #433-14-001. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

A motion was made by Mayor Albier, second by Katie Gallagher to adjourn. **Vote Resulted:** Yes – Mayor Albier, Katie Gallagher, Ray Porterfield, Joe Polidori, Jim Oper.

Meeting adjourned.


Barbara Stanton
Secretary


Mayor Richard Albier
Chairman